Karen Johnson Davidson County
Batch# 1020636 DEEDQC
06/29/2023 10:13:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20230629-0049662

Serial No. 399/2023

מספר סידורי 399/2023

AUTHENTICATION OF SIGNATURE

אימות חתימה

I, the undersigned, Yoel Farkas, Notary, Holder of License Number 215234, at Harakevet Road 49/28 Jerusalem hereby certify that on June 18, 2023 there appeared before me in Jerusalem, Mr. Jay L. Stillman identity was proven to me by Israeli Passport Number 21978830 issued by the Authority – I.C. Passport at-B.G. Air Port on February 15, 2015, and I am convinced that the person standing before me understood fully the significance of the action and voluntarily signed the attached document marked "A".

אני הח"מ יואל פרקש נוטריון, בעל רישיון מספר 215234, מרחוב הרכבת 49/28 ירושלים מאשר כי ביום 18/06/2023 ניצב לפני בירושלים מר ג'יי ל. סטילמן שזהותו הוכחה לי על פי דרכון ישראלי מס' 21978830 שהוצא על ידי סמכות - ממונה דרכונים בנתב"ג ביום 15/02/2015 ושוכנעתי כי הניצב בפני הבין הבנה מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמך המצורף והמסומן באות "A".

In witness whereof I hereby authenticate the signature of the aforementioned Mr. Jay L. Stillman by my own signature and seal this 18th day of June, 2023.

ולראיה הנני מאשר את החתימו של מר ג'יי ל. סטילמן שזהותו הנ"ל בחתימת ידי ובחותמי, היום 18/06/2023.

Notary Fee in the sum of 208 New Israeli Shekels, including VAT, paid.

שכר נוטריון בסך 208 ש"ח, כולל מע"מ, שולם.

נוטריון * יואל פרקש YOEL FARKAS * NOTAIRE

Signature

Notary's Seal

חותם הנוטריון

חתימה

202306290049662

APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

1. STATE OF ISRAEL	1. מדינת ישראל
This public document	מסמך ציבורי זה
2. Has been signed by Yoel Farkas	2. נחתם בידי יואל פרקש
Advocate	עו"ד
3. Acting in capacity of Notary	3. המכהן בתור נוטריון.
4. Bears the seal/stamp of	4. נושא את החותם/החותמת
the above Notary	של הנוטריון הנ"ל
Certified	**אושר**
5. At the Magistrates Court of Jerusalem	5. בבית משפט השלום בירושלים
6. Date 18 -06- 2023	6. ביום 18 -06- 2023
7. By an official appointed by	7. על ידי מי שמונה בידי שר
Minister of Justice under the	המשפטים לפי חוק הנוטריונים,
Notaries Law, 1976.	התשל"ו - 1976.
8. Serial Number 2XTRZTLH	8. מס' סידורי
9. Seal/Stamp	9. החותם / החותמת
10. Signature	10. חתימה

בית משפט השלום בירושלים * Magistrates Court of Jerusalem *

אפרת כהן EFRAT COHEN 18- 06- 2023 JERUSALEM ירושלים

אפרת כהן EFRAT COHEN 18- 06- 2023 JERUSALEM ירושלים

QUITCLAIM DEED

FROM: Loventhal Bros., Inc., a Tennessee corporation, Jay L. Stillman, Michael A. Friedland, and Anne B. Friedland

TO: HCA Health Services of Tennessee, Inc., a Tennessee corporation

Address of New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
HCA Health Services, LLC One Park Plaza Nashville, TN 37203 Attn: Real Estate	Same	092-15-0E-201.00 092-15-0E-101.00 092-15-0E-900.00

THIS INSTRUMENT PREPARED BY: William Timothy Hill
Price, Hill, Kolarich, & Moore
214 2nd Ave. N., Ste. 205
Nashville, TN 37201
(615) 256-1577
tim@wthillatty.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: December 31, 2023

Yoel Farkas, Adv. & Notary
Member No. 56760, Notary No. 215234
Tarakevet 49/28, Jerusalem Israel 9350246
011972 (54) 325-7440

FOR GOOD AND VALUABLE CONSIDERATION, Loventhal Bros., Inc., a Tennessee corporation, Jay L. Stillman, Michael A. Friedland, and Anne B. Friedland, hereinafter called GRANTORS, by these presents do hereby quitclaim and convey all its right, title, and interest to HCA Health Services of Tennessee, Inc., a Tennessee corporation, hereinafter called GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, together with all improvements, buildings, structures and fixtures located thereon, to wit (the "Property"):

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

See Attached Exhibit A

This is improved property having the address of 208 23rd Ave. N., Nashville, Tennessee 37203.

This conveyance is subject to:

See Exhibit B – Exceptions

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(SIGNATURES TO FOLLOW)

IN WITNESS WHEREOF, Grantors have caused this Quitclaim Deed to be executed this 26 day of June, 2023.

GRANTOR:

Loventhal Bros., Inc., a Tennessee corporation

BY: Mary L. Jones

Name: Mary L. Jones

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/to be president of Loventhal Bros., Inc., the within named bargainor, a Tennessee corporation, and that Mary L. Jones, as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of such entity by himself as president.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 26 day of June, 2023.

Melissa Maravilla
NOTARY PUBLIC

My Commission Expires: My Commission Expires: November 3, 2025

MELISSA MARAVILLA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR:

Michael A. Friedland

State of Tennessee)

County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael A. Friedland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26 day of June, 2023.

Notary Public

My Commission Expires: My Commission Expires: November 3, 2025

MELISSA MARAVILLA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR:

Anne B. Friedland

State of Tennessee)

County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Anne B. Friedland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within name bargainor and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26 day of June, 2023.

Notary Public

My Commission Expires: November 3, 2025

My Commission Expires:_____

MELISSA MARAVILLA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR:

Jay L. Stillman

Israel)
Jerusalem)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jay Stillman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18th day of June, 2023.

Notary Public

My Commission Expires: December 31, 2023

NOTAIRE * יואל פרקש YOEL FARKAS * NOTARY

Yoel Farkas, Adv. & Notary
Member No. 56760, Notary No. 215234
Harakevet 49/28, Jerusalem Israel 9350246
011972 (54) 325-7440

EXHIBIT A
Legal Description

BEING A TRACT OF LAND LYING IN THE 21ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING THE MASTER DEED OF 208 TWENTY-THIRD OFFICE CONDOMINIUMS, OF RECORD AS INSTRUMENT NUMBER 20070925-0114418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 13 AND 14 AS SHOWN ON THE PLAT ENTITLED, THE ELLISTON PROPERTY, OF RECORD IN PLAT BOOK 1, PAGE 105, CHANCERY COURT, NASHVILLE. DAVIDSON COUNTY, TENNESSEE. BEING BOUNDED ON THE NORTH BY THE PROPERTY AS CONVEYED TO JC NWOFIA, LLC, OF RECORD AS INSTRUMENT NUMBER 20160927-0101982, R.O.D.C.T., ON THE EAST BY DAVIDSON COUNTY ALLEY NO. 369, ON THE SOUTH BY THE PROPERTY AS CONVEYED TO HCA HEALTH SERVICES OF TENNESSEE, INC, OF RECORD AS INSTRUMENT NUMBER 20191003-0101391, R.O.D.C.T., AND ON THE WEST BY 23RD AVENUE NORTH, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD), IN THE EASTERLY RIGHT-OF-WAY LINE OF 23RD AVENUE NORTH, APPROXIMATELY 90 FEET SOUTH OF THE INTERSECTION OF STATE STREET, BEING THE SOUTHWESTERLY CORNER OF SAID JC WOFIA AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY.

THENCE, LEAVING THE RIGHT OF WAY OF 23RD AVE. N., WITH SAID JC NWOFIA, LLC, NORTH 59°42'12" EAST, 170.0 FEET TO AP.K. NAIL(NEW), WITH ASHINER STAMPED "RAGAN-SMITH ASSOCIATES", IN THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY NO. 369;

THENCE, LEAVING SAID NWOFIA, WITH SAID RIGHT-OF-WAY, SOUTH 30°40'27" EAST, 90.0 FEET TO A P.K. NAIL (NEW), WITH SHINER STAMPED "RAGAN-SMITH AND ASSOCIATES", AT THE ORTHEASTERLY CORNER OF SAID HCA HEALTH SERVICES OF TENNESSEE, INC;

THENCE, LEAVING SAID RIGHT-OF-WAY, WITH SAID HCA, SOUTH 59° 40'48" EAST, 170.0 FEET TO A P.K NAIL (OLD), WITH A SHINER STAMPED, "DONLON", IN THE WESTERLY RIGHT-OF-WAY LINE OF 23RD AVE N.;

THENCE, LEAVING SAID HCA, WITH SAID RIGHT-OF-WAY, NORTH 30°40'26" WEST, 90.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,306 SQUARE FEET OR 0.35 ACRES, MORE OR LESS.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit B** attached to and incorporated herein.

BEING THE PROPERTY CONVEYED TO MICHAEL A. FRIEDLAND AND JAY L. STILLMAN, BY WARRANTY DEED, FROM LOVENTHAL BROS., INC., A TENNESSEE CORPORATION, OF RECORD INSTRUMENT 200710120121342, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; FURTHER BEING PART OF THE PROPERTY CONVEYED TO ANNE B. FRIEDLAND FROM MICHAEL A. FRIEDLAND BY QUITCLAIM DEED, IN INSTRUMENT 201109210073190; ALSO BEING PART OF THE PROPERTY BEING CONVEYED TO MICHAEL A. FRIEDLAND AND WIFE, ANNE B. FRIEDLAND, FROM ANNE B. FRIEDLAND AND MICHAEL FRIEDLAND, BY QUITCLAIM DEED, IN INSTRUMENT 201809170091871.

AND

BEING PART OF THE SAME PROPERTY CONVEYED TO LOVENTHAL BROS., INC., BY DEED FROM ELSIE FERGUSON, OF RECORD IN BOOK 4222, PAGE 239, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

EXCEPTIONS

1. Davidson County taxes for 2023, a lien not yet due or payable, Map-Par. 092-15-0E-201.00.
2. Davidson County taxes for 2023, a lien not yet due or payable, Map-Par. 092-15-0E-101.00
3. Davidson County taxes for 2023, a lien not yet due or payable, Map-Par. 092-15-0E-900.00
4. All matters shown on plat(s) of record in Book 1, Page 105, in the Register's Office of Davidson County, Tennessee.
5. MASTER DEED OF THE 208 TWENTY-THIRD OFFICE CONDOMINIUMS of record in Instrument 20070925-0114418, in the Register's Office of Davidson County, Tennessee.
6. Rights of others in and to the Alley contiguous to the land.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact correct copy of the original document executed and authenticated according to law on 6/28/2023.

Bainbridge Dillion
Affiant Signature

Date: 6/28/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of June, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 6/28/2023

